Karen Johnson Davidson County
Batch# 1218734 DEEDWARR
12/20/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20241220-0099212

WARRANTY DEED

(SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

File #24-PA-0207-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alma Ramirez-Velazquez and Jaime Moran	**New Owner**	
(NAME) **207 Cathy Jo Drive**	(NAME)	**133 11 0 111.00**
(ADDRESS) **Nashville TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TIMOTHY BRYAN BOND, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAIME MORAN MORAN, MARRIED MAN AND ALMA RAMIREZ VELASQUEZ,UNMARRIED WOMAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of VALLEY VIEW MEADOWS, SECTION TWO, of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Timothy Bryan Bond, by Warranty Deed from Walter R. Cotton and wife, Denise Cotton, of record in Book 9920, Page 349, in the Register's Office of Davidson County, Tennessee, dated January 12, 1996 and recorded on January 17, 1996.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY VIEW MEADOWS, SECTION TWO, as recorded in Plat Book 3600, Page(s) 60.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3770, Page 214.
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ **unimproved** __X___ **improved** property known as: **207 Cathy Jo Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 17th day of December, 2024. J.B.

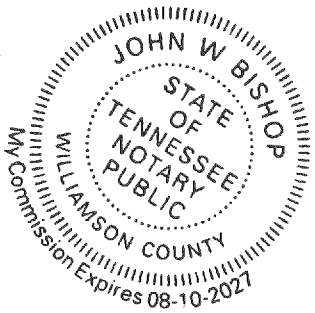
Timothy Bryan Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON J.B.

On this 17th day of December, 2024, before me personally appeared Timothy Bryan Bond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of December, 2024. J.B.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 17th, 2024

Affiant Signature

12/17/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17th day of December, 2024.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY